

Zoning Case No 14-11

Dear Chairman Hood and Commissioners,

As a resident of **ANC 5E**, which has the third largest number of R-4 lots in the District, I am writing to express my strong support for the changes (noted below) to the R-4 zoning regulations to regulate pop-up development. These changes are necessary to stop the further destruction of the historic character of rowhouse neighborhoods by condo conversions. These conversions damage neighboring properties, reduce quality of life for current residents and destabilize property values. I urge the Zoning Commission to make the final rule **effective immediately** upon publication to ensure the goals of the Comprehensive Plan. *Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, in order to retain and increase the rental housing supply.* 2008 6

- \*No more than thirty percent (30%) of the gross floor area of the residential building shall be demolished as part of the conversion
- \*An addition shall not extend further than ten feet past the furthest rear wall of any principal residential building on an adjacent property
- \*Any addition, including roof structure or penthouse, shall not block or impede the functioning of a chimney or other external vent on an adjacent property required by any municipal code
- \*A roof top architectural element original to the residential building such as a turret, tower, or dormers shall not be removed or significantly altered, including increasing its height, elevation, or size
- \*Any addition, including a roof structure or penthouse, shall not interfere with the operation of a solar energy system on an adjacent property.

Please include the following items without additional delay or comment period

- \*Matter-of-right conversions of rowhouse should be limited to two dwelling units and only on lots greater than 1800 square feet. More than two dwelling units should require special exception or a variance
- \*To protect homes in R-4 districts, the Zoning Commission should temporarily suspend the current regulatory sections that conflict with the proposed rule until the final rule is effective

Thank you for your consideration of this urgent matter

Name Raymond Von Cutin  
Address 46 Wst NW Washington, DC 20001  
Signature [Signature]  
May 24, 2015

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EXHIBIT NO. 262